

ITALIAN VILLAGE COMMISSION AGENDA

Tuesday, July 19, 2016

6:00 p.m.

50 W. Gay St. – First Floor - Conference Room B

Applicants or their representatives must attend this meeting. If applicants are absent it is likely that the application will be continued until the Commission's next meeting. If you have any questions, please call Connie Torbeck (645-0664) in the City's Historic Preservation Office. If you need assistance in participating in this meeting due to a disability under the ADA, please call the City's ADA Coordinator at (614) 645-6504 or email raisbell@columbus.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.

- I. CALL TO ORDER
- II. NEXT COMMISSION MONTHLY BUSINESS MEETING – 12:00 pm (Noon), Tuesday, August 9, 2016 – 50 W. Gay St. – First Floor - Conference Room A
- III. NEXT COMMISSION MEETING – 6:00 pm, Tuesday, August 16, 2016 – 50 W. Gay St. – First Floor - Conference Room B
- IV. SWEAR IN STAFF
- V. INTRODUCTION OF COMMISSIONERS PRESENT
- VI. APPROVAL OF MINUTES – Tuesday, June 21, 2016.
- VII. PUBLIC FORUM
- VIII. STAFF APPROVALS
- IX. APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

STAFF RECOMMENDATIONS

1. **16-7-14** (*not required to attend*)
944 North Fourth Street
Tim Fulton (Applicant) **Quinn Fallon (Owner)**
An application and renderings have been submitted.
New Window Signage
 - Remove the existing, “LR” window graphics.
 - Install new, vinyl window graphics in the transom windows along N. Fourth Street and E. Second Avenue, per the submitted renderings.
2. **16-7-15** (*not required to attend*)
55 East Warren Street
Samuel Tent/Bellepoint Co., LLC. (Applicant) **Jason & Hannah Thompson (Owners)**
Item #2 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting (See Staff Approvals, below).
Build New Garage



3. 16-7-17 (not required to attend)

1188-1190 Mt. Pleasant Avenue

Veliko Ventures., LLC. (Applicant/Owner)

Item #3 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting (See Staff Approvals, below).

Install New Front Doors

Install New Rear Doors

Install New Windows

Porch Repair

Replace Porch Ceiling

HOLDOVERS

4. 16-6-15b (not required to attend)

93 Ottar Alley

Ryan & Mindy Torrey (Applicants/Owners)

Item #4 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting (See Staff Approvals, below).

Landscaping

5. 16-5-20b (not required to attend)

127 East Fifth Avenue

Ali Alshahal (Applicant/Owner)

Item #5 has been moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting (See Staff Approvals, below).

Landscape/Hardscape

6. 16-5-15b

642 North High Street, Ste. B (facing Russell St.)

Luxe Bridal, LLC. (Applicant)

Richard Bruggeman/Brugge Properties (Owner)

This application was continued from the May 17 and June 21, 2016 IVC hearings in the absence of the applicant. No new materials have been submitted.

Install New Directional Wall Sign

- Install one (1) new wall sign, per the submitted rendering.
- Directional graphic points toward business entrance on Russell Street.

VARIANCE RECOMMENDATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:05 P.M.

7. 16-7-18

901 North Fourth Street/The Christopher

Carl graham/Zimmer Bio Met (Applicant)

Victor Investments Ltd/ 4th St Partners LLC (Owner)

Construction of a new, 3.5 story, mixed use building was approved on June 21, 2016 (# 16-6-21). The variance package was recommended for approval February 16, 2016. A new owner plans to change the use of the new building. An application, site plan, floor plans, elevation drawings, and materials samples have been submitted.

Proposed Use

- Floors 1, 2, and 3 to be commercial office space. Floor 4 to be residential.

Request for Variance Recommendation

1. Section 3312.49c: Minimum number of parking spaces required, to reduce the number of required parking spaces from 21 to 18.
2. Location of two (2) required bicycle spaces to be determined.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:15 P.M.

8. 16-7-19

1167 Say Avenue

Marc Manack, Architect (Applicant)

Bradley Strickling (Owner)

An application, photographs, site plan, and statement of hardship have been submitted. A two-story dwelling on this lot was demolished ca. 1977.

Request for Variance Recommendation

1. Section 3312.15, R-4 area district requirements, requires a lot area of no less than 6,000sf for a two story, two family dwelling. We are requesting a variance to permit a two story, two family dwelling on the existing lot which has an area of 3,132sf. The size of the lot and the two family use are compatible with existing structures and uses on similar lots in the vicinity.
2. Section 3332.27, Rear Yard, requires a rear yard of no less than 25% of the total lot area. We are requesting a variance to permit a rear yard area of 15%. Due to the shape of the existing site, the variance is requested to comply with the front setback and to accommodate an attached garage with the required off street surface parking at the rear.

9. 16-7-20 (not required to attend)

1160 North High Street & 14 East Fourth Avenue

Dan Morgan/Behal Sampson Dietz (Applicant)

Stonewall Columbus Inc. (Owner)

Construction of a new three-story connector between the two buildings was conditionally approved April 19, 2016. An application site plan, and statement of hardship have been submitted.

Request for Variance Recommendation

1. Section 3312.49C: Minimum number of parking spaces required, to permit the expansion of use by reducing the total code required parking from one hundred sixty eight (168) spaces to twenty (20) spaces.

NEW APPLICATIONS

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 6:25 P.M.

10. 16-7-21

85 East First Avenue #5

Able Roof (Applicant)

David Buhlman (Owner)

An application, photographs, and window cut sheet have been submitted. HPO staff conducted a site visit in June 2016.

Install New Windows

- Remove the nine (9) existing, wood, three-over-one, double-hung sash windows.
- Install new, vinyl windows, per the submitted product cut sheet.

11. 16-7-22

Jeffrey Park Pedestrian Boulevard

Rob Harris (Applicant)

Jeffrey New Day, LLC. (Owner)

This application is part of the overall Jeffrey Park development. An application, photographs, and window cut sheet have been submitted.

Landscaping

- Landscaping at the Jeffrey Park pedestrian boulevard, per the submitted site plan.



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:00 P.M.

12. 16-7-23

906 N. High Street

Keith Smith (Applicant)

Elford Development, Ltd. (Owner)

A signage package was approved in the absence of the applicant at the June 21, 2016 IVC hearing (below).

A revised package has been submitted.

New Projecting Sign/West Elevation

- Install one (1) new projecting sign.
- Cabinet to be metal. Option 1: Metal letters to have stand-off spacers to allow light to emit from behind, creating a halo glow. Option 2: Push thru acrylic letters to have opaque faces, with light emitting through sides of letters only.
- Ram logo to be non-illuminated.

New Wraparound Signage at Entrance

- Install white dimensional letters at the entrance, above the soffit, wrapping around from the west to the south elevation.
- Sign to read “REASTAURANT” on the west elevation and “BREWERY” on the south elevation.

New Wall Sign/South Elevation

- Install new, distressed/ghost, painted sign above the second floor windows, per the submitted rendering.
- Sign to read “RAM RESTAURANT & BREWERY.”

New Wall Graphic/West Elevation

- Install new painted “ghost sign” on west elevation, per the submitted rendering.
- Graphic to read “BIGGER BETTER FRESHER SICE 1971.”

New Sign/Raised Tower

- Install graphics on the existing tower.

Following the presentation of the staff report, and additional discussion and review, a motion was made, vote taken, and results recorded as indicated.

Approve Application 16-6-28, 906 North High Street, as submitted, with all clarifications, as noted:

New Projecting Sign/West Elevation

- Install one (1) new projecting sign (total 12 sq. ft.).
- Cabinet to be metal. Option 1: Metal letters to have stand-off spacers to allow light to emit from behind, creating a halo glow. Option 2: Push thru acrylic letters to have opaque faces, with light emitting through sides of letters only.
- Ram logo to be non-illuminated.
- Revised drawing to be submitted to Historic Preservation Office staff for final review and approval, in consultation with the Italian Village Commission.

New Wall Sign/West Elevation

- Install new, distressed/ghost, painted sign between the first and second floor windows, per the submitted rendering.
- Sign to read “RAM RESTAURANT & BREWERY.”

New Sign/Raised Tower

- Install graphics on the existing tower, per the submitted rendering.

MOTION: Cooke/Sutton (6-0-0) APPROVED



IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:15 P.M.

13. 16-7-24

185 Punta Alley

Juliet Bullock Architects (Applicant)

Michael & Michelle Maurer (Owners)

Construction of a new single-family dwelling was approved May 17, 2016, with applicant to return with an alternate west elevation, based on Commissioner comments, for final review and approval. Revised drawings have been submitted.

New Construction

- Modify the design of the west elevation, per the submitted drawings.

14. 16-7-25 (not required to attend)

192-194 East Second Avenue (existing house)

Jeff Sheu (Applicant)

Joseph Huber (Owner)

This application was conceptually reviewed at the June 21, 2016 IVC hearing. An application, photographs, site plan, and elevation drawings have been submitted.

New construction

- Construct a new, frame, one-car garage, with living/office space above, per the submitted drawings.
- Exterior siding to be wood, to match rear addition on house.
- Pedestrian doors to be four-panel doors.
- Windows to be one-over-one, double-hung sash.
- Goose neck lights to be installed above the pedestrian and overhead doors.
- Cut sheet for all doors, windows, and light fixtures to be submitted to Historic Preservation Office staff for final review and approval, prior to issuance of a Certificate of Appropriateness.

15. 16-7-26 (not required to attend)

192-194 East Second Avenue (existing house)

Jeff Sheu (Applicant)

Joseph Huber (Owner)

An application, site plan, elevation drawings, and statement of hardship have been submitted.

Request for Variance Recommendation

1. 3332.21 (d) (2) To allow the existing front yard setback of 4'-5" to remain
2. 3332.15 R-4 Area District Requirements. To allow a lot to be less than 5000 sf and be 3420 sf
3. 3332.35 To allow an accessory room in an accessory building to contain habitable space.
4. 3332.28 To allow habitable space over a garage
5. 3332.05 (A)(4) Area district Lot Requirements To permit the lot width to be less than 50' and be 39.16'
6. 3312.25 Maneuvering
7. 3312.1214 (A) Driveway

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:25 P.M.

16. 16-7-27 (rear)

192-194 East Second Avenue

Joseph Huber (Applicant/Owner)

An application, site plan and elevation drawings have been submitted.

New Construction

- Construct a new, frame, two-story, single-family dwelling and detached garage, facing onto Punta Alley.
- Exterior cladding to be smooth horizontal and board-and-batten, fiber cement siding.
- Roof shingles to be from the approved roofing shingles list.
- Foundation to be brick.
- Common access drive from Punta Alley, for new construction and existing house at 192 E. Second Avenue, to be on the west side of new construction.



- Windows to be Weathershield aluminum-clad wood, 1/1 DHS.
- Front entry and service doors to be AIM Millican Series, mahogany doors, per the submitted cut sheet.
- Overhead garage door to be 16' Clopay Gallery collection, steel door, per the submitted cut sheet.
- Exterior lighting to be per the submitted cut sheets.

17. 16-7-28 (rear)

192-194 East Second Avenue

Joseph Huber (Applicant/Owner)

A variance package was recommended for approval at the June 21, 2016 IVC hearing. Modifications to the variance package are hi-lited, below. An application, site plan, and elevation drawings, and statement of hardship have been submitted.

Request for Variance Recommendation

LOT 4A

3332.21 (D) (2) FRONT SETBACK - To reduce the front setback line for lot **4A** from 10 feet to 4 foot 5 inches to accommodate location of existing dwelling.

3332.14 R-2F AREA DISTRICT REQUIREMENTS – To reduce minimum lot area for an existing two-story, two-family dwelling from 6,000 square feet to 3,420 square feet on lot **4A**.

3332.35 ACCESSORY BUILDING - To allow on lot **4A** an accessory building (a detached garage) to contain habitable space which is not ordinarily appurtenant to the allowable principal use.

3332.38 PRIVATE GARAGE - To allow habitable space over a detached garage on lot **4A**.

LOT 4B

3332.19 FRONTING - To permit lot **4B** to front on Punta Alley, which is not a public street.

3332.15 R-4 AREA DISTRICT REQUIREMENTS - To reduce the minimum lot area from 5,000 square feet to 3,533 square feet for lot **4B**.

LOTS 4A & 4B

3332.05 (A) (4) AREA DISTRICT LOT WIDTH REQUIREMENTS - To reduce the minimum lot widths for Lots **4A & 4B** from 50 feet to 40 feet, each. (39.16 feet each, if measured perpendicular between the East & West property lines.)

3312.25 MANEUVERING - To allow maneuvering for lots **4A & 4B** across property lines of lots **4A, 4B, 3A, & 3B** pursuant to a recorded cross-access maintenance easement agreement.

3312.13 (A) DRIVEWAY - To reduce the minimum driveway widths for lots **4A & 4B** from 10 feet to 5 feet, each and create a combined 10 foot wide shared driveway with lots **3A & 3B** serving 6 parking spaces pursuant to a recorded cross-access maintenance easement agreement.

CONCEPTUAL REVIEW

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 7:45 P.M.

18. 16-7-29

197 E. Fifth Ave., 201 E. Fifth Ave., 1145 N. Fourth St.

Arch City Development (Applicant)

The New Victorians (Owner)

An application, photos, and site plan have been submitted. Based on tax records, a brick commercial building with 6 apartments was built at this corner in 1923.

Demolition

- Demolish the two existing concrete block garages at the rear of 197 E. Fifth Avenue and 1145 N. Fourth Street, per the submitted photographs.

Tree Removal

- Remove all existing trees.

New Construction/Brew Pub & Restaurant

- Construct a new, single-story, 2,983 square foot commercial building for use as a brew pub and restaurant, per the submitted site plan.



- Exterior materials to be metal, brick, and siding.
- Brewery kettles expected to be used as exterior features.
- Forty parking spaces will be required. Seventeen spaces are provided.

New Construction/Townhomes

- Construct eight new, three-story townhomes, with third floor decks, fronting onto North Fourth Street.
- One garage space and one exterior space to be provided, per townhome.
- Corrugated metal being considered for exterior cladding.
- Dumpster to be located at southwest corner.

IT IS ESTIMATED THAT THE FOLLOWING APPLICATIONS WILL NOT BE HEARD BEFORE 8:00 P.M.

19. 16-7-30

900 North High Street

Elford Development/United Dairy Farmers, Inc. (Applicant)

United Dairy Farmers, Inc. (Owner)

An application, photos, and site plan have been submitted.

Demolition

- Demolish the existing, one-story commercial building.

New Construction

- Construct a new, three-story, mixed use building.
- Proposed use to be retail, restaurant, and office space.
- Multiple patio or rooftop terraces proposed.
- Twenty-four on-site parking spaces proposed.

STAFF APPROVALS

• **16-7-1**

184 East First Avenue

David F. Cooke (Applicant/Owner)

Approve Application 16-7-1, 184 East First Avenue, as submitted, with all clarifications, as noted:

Exterior Painting/Front Porch Floor

- Repair and/or replace all damaged, deteriorated, and missing wood flooring, as needed. All replacement wood to be of exact same dimension and profile as the original wood siding and trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces for repainting using the appropriate hand tools.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint colors to match existing.
- **Any previously unpainted, masonry (i.e., brick foundation, etc.) is to remain unpainted.**

• **16-7-2**

1016 Summit Street

Shannon A. Fergus (Applicant/Owner)

Approve Application 16-7-2, 1016 Summit Street, as submitted, with all clarifications, as noted:

Tree Removal and Replacement

- Remove the one (1) River Birch tree in the rear yard, per the submitted photographs.
- Install a new Dwarf Japanese Maple tree in the rear yard.

Note: Removal of the tree is being approved because it is too large for the space and located too close to the building.



• **16-7-3**

790 North High Street

Alex Dever/Drawing Dept Architecture (Applicant)

The Wood Companies (Owner)

Approve Application 16-7-3, 790 North High Street, as submitted, with all clarifications, as noted:

Install New Privacy Fence

- Install a new 6' High, horizontal board, wood privacy fence along the north side of the patio, per the submitted site plan, elevation drawings, and example photograph.
- New fence is not to extend beyond the front column of the pergola.

• **16-7-4**

1087 Say Avenue

Audra Wheeler (Applicant)

Audra & Lacey Wheeler (Owners)

Approve Application 16-7-4, 1087 Say Avenue, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer's specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a "W" channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be GAF, Royal Sovereign (standard 3-tab), "Nickel Gray."
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted "gray" or "Tinner's Red."
- Upon completion, all metal valleys and flashing are to be painted "gray" or "Tinner's Red."
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

• **16-7-5**

1065 Summit Street

Katherine Morrison (Applicant)

Edna & David Morrison (Owners)

Approve Application 16-7-5, 1065 Summit Street, as submitted, with all clarifications, as noted:

Install New Privacy Fence

- Remove the existing wood privacy fence in the rear yard, and install a new six-feet high (6' H), wood privacy fence in the same location.
- Style of the new wood fence is to be selected from one (1) of the following appropriate options: a) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence-finished side out facing the neighboring properties (i. e. all stringers and posts placed on the inside); b) Board-on-board, six-feet high (6' H), straight-cut or dog-eared (not stockade) wood fence with vertical 1" x 6" boards placed on both sides of the stringers; or c) Board-on-board, six-feet high (6' H), wood fence with all straight-cut vertical boards installed with a top and bottom rail cap placed between the 4" x 4" wood posts.
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.
- Location and dimension of all gates to be submitted to Historic Preservation Office staff.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.



- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color to match existing, "white."
- **Any previously unpainted, masonry (i.e., brick/stone/concrete sills, lintels, foundation, porch columns, etc.) is to remain unpainted.**
- **Any previously painted masonry is to be left as is, or be painted to match the original color of the unpainted masonry as closely as possible.**
- Paint color chips for any previously painted masonry are to be submitted to Historic Preservation Office staff for final review and approval, prior to application of paint.

Install Downspouts

- Make any necessary repairs to the existing gutter system on all elevations, per industry standards, to assure proper operation.
- Install new, corrugated metal downspouts in the appropriate locations on the house and garage, per industry standards, to assure proper drainage.

- **16-7-6**

1062 Hamlet Street

Mike Miller (Applicant/Owner)

Approve Application 16-7-6, 1062 Hamlet Street, as submitted, with all clarifications, as noted:

Install New Door

- Remove the existing, non-original, rear door, and install a new rear door, per the submitted product cut sheet/specifications.
- New door to be smooth fiberglass, half-lite, two-panel door with clear glass, per the submitted cut sheet.
- New door to fit within the historic door opening.
- Repair/replace existing wood trim, as needed, like-for-like.

- **16-7-7**

1038-1042 North High Street

Mike Maloof (Applicant/Owner)

Approve Application 16-7-7, 1038-1042 North High Street, as submitted, with all clarifications, as noted:

Masonry Wall Repair

- Complete all necessary, structural masonry repair on the south, brick wall, as needed, per the submitted engineers report dated June 7, 2016.
- Anchor the masonry wall to the roof trusses, per the submitted drawing, for structural stabilization.
- Exterior anchor plates may be rectangular, square, or star shaped.
- All work to be completed in accordance with all applicable Columbus City Building Codes and industry standards.

- **16-7-8**

57 East First Avenue

John Gabler (Applicant/Owner)

Approve Application 16-7-8, 57 East First Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements and wood siding, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's



specifications. Paint color chips to be submitted to Historic Preservation Office staff.

- **Any previously unpainted, masonry (i.e., stone/concrete, foundation, etc.) is to remain unpainted.**

Install Downspouts

- Make any necessary repairs to the existing gutter system on all elevations, per industry standards, to assure proper operation.
- Install new, corrugated metal downspouts in the appropriate locations on the house and garage, per industry standards, to assure proper drainage.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

• 16-7-9

1063 Summit Street

Matt Glaser (Applicant/Owner)

Approve Application 16-7-9, 1063 Summit Street, as submitted, with all clarifications, as noted:

Remove and Install New Asphalt Shingle Roof

- Remove all asphalt shingles on the main roof, down to the sheathing. Dispose of all debris according to Columbus City Code.
- Replace any/all damaged, deteriorated, and missing sheathing with wood of appropriate dimension, as necessary.
- Install new, 30 lb. felt paper on all sheathing according to manufacturer’s specifications.
- Replace any/all damaged and deteriorated metal valleys with new metal valleys of appropriate dimension, as necessary. Valleys are to be smooth not a “W” channel to maintain the appropriate historic appearance and profile.
- Replace any/all damaged metal flashing on all existing chimneys.
- Install new 235 lb., class C, self-sealing 3-tab shingles. Manufacturer and color to be Certain Teed (standard 3-tab), “Nickel Gray.”
- All ridges to be capped with galvanized metal ridge roll, in lieu of cut shingle tabs, and painted “gray” or “Tinner’s Red.”
- Upon completion, all metal valleys and flashing are to be painted “gray” or “Tinner’s Red.”
- Any/all necessary venting is to be performed on the roof ridge, underneath the metal ridge roll via CobraVent, VentSure, or comparable, in lieu of hat-vents and/or soffit vents.

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color chips to be submitted to Historic Preservation Office staff.

Repair Masonry Chimney

- Remove all defective material. Replace any/all damaged and missing brick with brick that matches the original material in size, shape, color, and texture.
- New mortar must be no harder than the historic mortar to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for



up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- “Repointing Mortar in Historic Masonry Buildings” <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Eave Soffit & Fascia Repair:

- Repair and or replace all damaged, deteriorated, and missing wood eave soffits and fascia on all elevations as necessary with new wood of exact same profile and dimension; like-for-like.

- **16-7-10**

97 Warren Street

Kevin Grimm (Applicant/Owner)

Approve Application 16-7-10, 97 Warren Street, as submitted, with all clarifications, as noted:

Install New Air Conditioning Condenser

- Install a new air conditioning condenser unit in the fenced rear yard, per the submitted site plan and photoshop rendering.
- Unit to be located on a plastic slab, per the submitted rendering.

- **16-7-11**

156 East Third Avenue

Andrew Wappner (Applicant/Owner)

Approve Application 16-7-11, 156 East Third Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer’s specifications. Paint color for all trim to match existing.
- Paint color for front and rear doors to be “Florida Keys Blue,” per the submitted paint color chip.

- **16-7-12**

102 East Third Avenue

James Rozewski (Applicant/Owner)

Approve Application 16-7-12, 102 East Third Avenue, as submitted, with all clarifications, as noted:

New Wood Privacy Fence

- Retain the new six-foot high (6’ H), dog-eared, wood privacy fence as installed, per the submitted photographs.
- Fence is installed with finished side out, facing the neighboring properties (i. e. all stringers and posts placed on the inside).
- Fence to be painted or stained within one (1) year. Stain/paint color for all fence to be submitted to the Historic Preservation Office staff for final review and approval.



• **16-7-13**

1093-1099 Mt. Pleasant Avenue

Veliko Ventures, LLC (Applicant/Owner)

Approve Application 16-7-13, 1093-1099 Mt. Pleasant Avenue, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips to be submitted to Historic Preservation Office staff.
- **Any previously unpainted, masonry (i.e., stone/concrete, foundation, sills and lintels, porch columns, etc.) is to remain unpainted.**

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.
- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Install New Concrete Steps

- Remove the deteriorated, concrete front porch steps, and dispose of all debris in accordance with Columbus City Code.
- Install new concrete steps in the exact same location and of the exact same dimension.
- All work to be in accordance with industry standards and all applicable City Building Codes.

Parking Area

- Patch and repair the existing, asphalt parking area in the rear yard, with like material.
- Existing dimensions of parking pad to remain the same.
- Restripe the parking pad, as needed, per all applicable City Code.

• **16-7-16**

134 East Lincoln Street

Thomas Mustric (Applicant)

Helen L Mustric (Owner)

Approve Application 16-7-16, 134 East Lincoln Street, as submitted, with all clarifications, as noted:

Exterior Painting

- Repair and/or replace all damaged, deteriorated, and missing wood trim elements, as necessary. All replacement wood to be of exact same dimension and profile as the original wood trim; like-for-like, according to industry standards.
- Prepare all exterior, wooden surfaces on the main house for repainting using the appropriate hand tools.
- Glaze and caulk as necessary.
- Prime all new and bare wood surfaces with the appropriate exterior primer according to manufacturer's specifications. Paint color chips to be submitted to Historic Preservation Office staff.
- **Any previously unpainted, masonry (i.e., stone/concrete, foundation, sills and lintels, porch columns, etc.) is to remain unpainted.**

Spot Tuck Point

- Check all mortar joints on all elevations for soundness. All sound mortar to remain in place.



- Use hand tools to remove any/all loose mortar to a depth of 3/4".
- Moisten surface with water, and spot point as needed with mortar of matching color, texture, hardness, and joint profile. New mortar must be softer than the masonry, and no harder than the historic mortar, to allow for expansion and contraction of the masonry. Original mortar mix was composed of 1 part lime to 2 parts sand. White portland cement may be substituted for up to (but no more than) 20 percent of the lime content. (The owner is advised to use the approved 12 parts sand-4 parts lime-1 part white portland cement formula approved by the National Trust For Historic Preservation. Please refer to Preservation Brief 2- "Repointing Mortar in Historic Masonry Buildings" <http://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>).

Install Downspouts

- Make any necessary repairs to the existing gutter system on all elevations, per industry standards, to assure proper operation.
- Install new, corrugated metal downspouts in the appropriate locations on the house and garage, per industry standards, to assure proper drainage.

- **16-7-15**

55 East Warren Street

Samuel Teitt/Bellepoint Co., LLC. (Applicant)

Jason & Hannah Thompson (Owners)

Item #2 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting.

Approve Application 16-7-15, 55 East Warren Street, as submitted, with all clarifications, as noted.

Build New Garage

- Build one new, 26' x 19' 8" frame garage, per the submitted drawings.
- Exterior siding to be 6" reveal, cement-board, with reveal to match existing siding on the house addition.
- Roof shingles to be from the approved roofing shingles list, to match existing on house.
- Overhangs to be 12" on all elevations. Gutters to be half-rounds.
- Doors on north and south elevations to be sheltered by bracketed shed roofs. Brackets to be angled, not curved.
- Pedestrian door to be a two-panel, smooth fiberglass door.
- One 16' x 17' steel, overhead door on the south elevation to be Haas Model 920 Plain, 921 Plain, or 922 Plain, per the submitted product cut sheet.
- Double, two-panel, smooth fiberglass doors to be on the north elevation.
- Goose neck light fixtures to be located above each overhead door and the pedestrian door. Cut sheet for light fixtures to be submitted to Historic Preservation Office staff for final review and approval.

- **16-6-15b**

93 Ottar Alley

Ryan & Mindy Torrey (Applicants/Owners)

Item #4 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting.

Approve Application 16-6-15b, 93 Ottar Alley, as submitted, with all clarifications, as noted.

Landscaping

- Install new 16" High, dry laid, concrete accent walls for planting areas, per the submitted site plan, elevation drawing, and material sample photo.



• **16-5-20b**

127 East Fifth Avenue

Ali Alshahal (Applicant/Owner)

Item #5 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting.

Approve Application 16-5-20b, 127 East Fifth Avenue, as submitted, with all clarifications, as noted.

Landscape/Hardscape

- Retain the new, wood dumpster enclosure, as installed.
- Wood enclosure is to be painted or stained with an opaque stain within three (3) months (October 31st).
- Applicant is to return for review and approval of any additional landscaping.

• **16-7-17**

1188-1190 Mt. Pleasant Avenue

Veliko Ventures., LLC. (Applicant/Owner)

Item #3 was moved to the Staff Approved applications following presentation by Historic Preservation Office Staff at the July 12th, 2016 IVC Business Meeting (See Staff Approvals, below).

Install New Front Doors

- Remove the existing, four, non-original, metal doors on the front elevation, and install new smooth fiberglass doors. Style to be from the Italian Village Guidelines, p. 35. Cut sheet for new doors to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Install New Rear Doors

- Remove the existing, four, non-original, metal doors on the rear elevation, and install new aluminum or fiberglass doors. Style to be from the Italian Village Guidelines, p. 35. Cut sheet for new doors to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.
- Remove the five, non-original, metal windows in the fire damaged second floor apartment (west and north elevations).
- Install new, aluminum-clad wood or fiberglass/wood windows in the fire damaged apartment only. Cut sheet to be submitted to Historic Preservation Office staff for final review and approval, prior to installation.

Porch Repair

- Remove any, existing, fire damaged, 2 x 6 porch flooring from the second story porch, and install new 2 x 6 porch flooring, to match existing.
- Install 1 x 6 top rails and bottom rails over the existing baluster on the two second floor porches.
- Remove damaged metal wrap on the porch frieze board, and repair/replace the wood beneath. Metal wrap is not to be reinstalled on the frieze board.

Replace Porch Ceiling

- Remove and dispose of existing aluminum-wrapped bead board porch ceilings, pull all nails from, and inspect condition of, existing rafters to insure structural integrity.
- Install new porch ceilings on first and second story, nailed with galvanized finish nails.
- New material to be [] 1" x 3", tongue and groove, yellow pine, bead board or [] 4' x 8' Georgia-Pacific "Classic" style Ply-Bead (with sanded surface and 1/8" beaded pattern approx. 1.6" o.c.); prime exposed surface complete.
- Paint/stain color chip to be submitted to Historic Preservation Office staff for final review and approval in consultation with the Italian Village Commission.

Note: Approval of alternative door and window materials is site specific to this property based on the fire damage of a single apartment and the use of the property.

X. OLD BUSINESS

XI. NEW BUSINESS – Shared Wall Garages

XII. ADJOURNMENT

